



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

PO Box 120, Windham, New Hampshire 03087

(603) 432-3806 / Fax (603) 432-7362

www.WindhamNewHampshire.com

Zoning Board of Adjustment

December 22, 2015

7:30 pm @ Community Development Office

Agenda

1. Call to Order

2. Public Hearing

Lot 11-C-180, Case # 43-2015

Applicant – Joseph Maynard/Benchmark Engineering, Inc.

Owner – Dade Realty Trust

Location – 19 Enterprise Drive

Zone – Business Commercial A.

Variance relief from the following section of the Town of Windham Zoning Ordinance and Land Use Regulations is requested to construct a new garage.

Section 702, App. A-1 to allow a front setback of 10 ft. where 75 ft. is required

Lot 18-L-377, Case #45-2015

Applicant – Joseph Maynard/Benchmark Engineering, Inc.

Owner – Xiang & Cheng Chen

Location – 38 Woodvue Road

Zone- Residence A & Cobbetts Pond & Canobie Lake Watershed Protection (CPCLWP).

Variance relief from the following sections of the Town of Windham Zoning Ordinance and Land Use Regulations is requested to construct an addition to the existing dwelling.

Section 702, App. A-1 to allow an addition to be 20 ft. from the side lot line where 30 ft. is required

Section 406.2 to expand the footprint from 36,000 sq. ft. to 38,400 sq. ft. and expand the volume from 29,700 cu. ft. to 56,250 cu. ft.

Lot 13-C-123, Case # 46-2015

Applicant- Joseph Maynard/Benchmark Engineering, Inc.

Owner- Jarosky Revocable Trust

Location- 15 Roulston Road

Zone- Residence A

Variance relief from the following sections of the Town of Windham Zoning Ordinance and Land use Regulations is requested to allow for the proposed sub-division plan.

Section 611.6.4.2 to allow all the lots in a proposed open space sub-division to have 20 ft. front and 15 ft. side setbacks where 50 ft. and 30 ft. are required.

Lot 13-C-123 & 200, Case # 47-2015

Applicant- Joseph Maynard/Benchmark Engineering, Inc.

Owner-Jarosky Revocable Trust

Location- 15 Roulston Road & Roulston Road

Zone-Residence A

Variance relief from the following sections of the Town of Windham Zoning Ordinance and Land Use Regulations is requested to allow the plan for the proposed sub-division to go to the Planning Board as is.

Section 611.5.4 to allow this lot to not meet the requirements of this section.

Section 702, App.A-1 to allow this lot to not meet the minimum lot size by soils.

Lot 13-C-123, Case #48-2015

Applicant- Joseph Maynard/Benchmark Engineering Inc.

Owner- Jarosky Revocable Trust

Location-15 Roulston Road

Zone-Residence A

Jarosky Revocable Trust

Variance relief from the following sections of the Town of Windham Zoning Ordinance and Land Use Regulations is requested to allow a 5 acre sub-division plan to be submitted.

Section 603.1.1to allow a ten (10) unit apartment building and a single family detached dwelling on this proposed lot where only one single family detached dwelling is allowed per lot.

Section 702, App. A.1 to allow frontage of 238 ft. where 475 ft. is required.

Lot 24-F-5207 & 5209, Case # 49-2015

Applicant- Joseph Maynard/Benchmark Engineering, Inc.

Owner-David & Heidi Tokanel and Linda Theriault

Location-7 & 10 Meadow Road

Zone-Rural District

Variance relief from the following sections of the Town of Windham Zoning and Land Use regulations to allow a two (2) lot sub-division to return to a three (3) lot sub-division.

Section 702, App. A-1 to allow to not meet the minimum lot size by soils.

3. Review and approval of draft minutes of 10-13 & 11-24-15

4. Adjournment

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; open Monday – Friday, 8 AM – 4 PM.